

P:\DWG\528-001 Bank of NC South Park\Rezoning\BEA-Existing Conditions-EX1.0.dwg, EX, 1.0, 11/17/2010 2:36:39 PM, Adobe PDF, pc3

OWNER: FAIRVIEW PLAZA ASSOCIATES, LP
FAIRVIEW ROAD
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: 4278-350, 4637-155, & 9869-952
TAX PARCEL #: 179-022-02, 179-022-37, & 179-022-39

A map of the project area showing the intersection of Farmway Rd, Pine Ridge Dr, and Pine Ridge Rd. A shaded area labeled 'SITE' is located near the intersection. A north arrow is present in the top right corner.

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE
SUBJECT PROPERTY ZONED: MUDD(CD) & O-3(CD)


MINIMUM SETBACK REQUIREMENTS FOR LOTS 2 & 3
AS PER ZONING PETITION NO. 2006-074

MINIMUM SETBACK: 14 FT FROM BACK OF CURB
MINIMUM SIDE YARD: 0 (10' BUILDING SEPARATION
REQUIRED ADJACENT TO RESIDENTIAL USE)
MINIMUM REAR YARD: 0 (10' BUILDING
SEPARATION REQUIRED ADJACENT TO RESIDENTIAL
USE)

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

[illegible]

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
FEBRUARY 4, 2004
COMMUNITY PANEL NO. 3701580226E

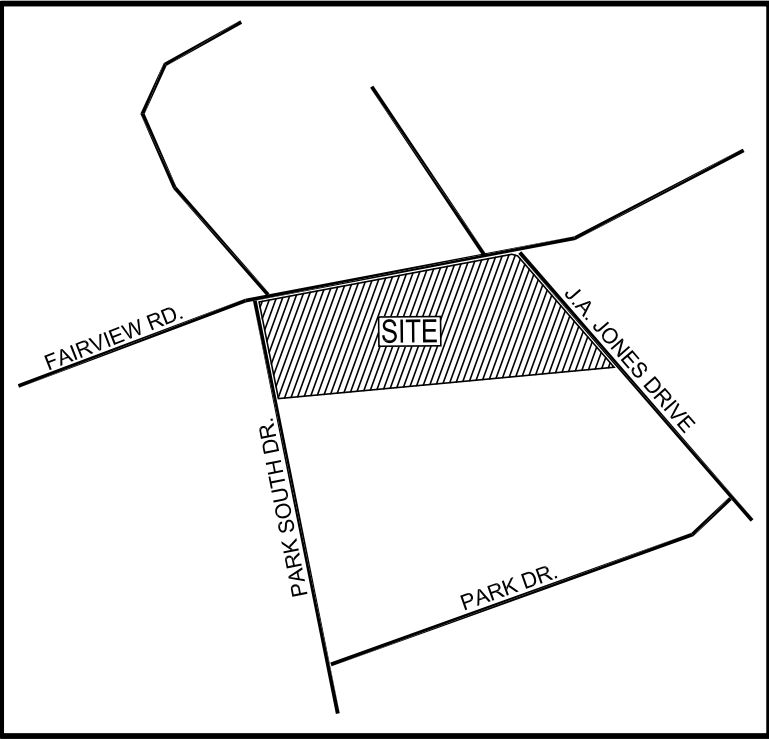


SITE SURVEY

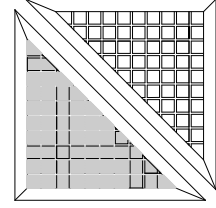
EX 1.0

<div>DEVELOPMENT SUMMARY</div> <div>TAX PARCEL ID#: 179-022-02</div> <div>TOTAL SITE AREA: 1.0593 ACRES</div> <div>EXISTING ZONING & USES: MIXED USE DEVELOPMENT- MUDD (CD)<div>- OFFICE- RETAIL- RESTAURANTS</div></div> <div>PROPOSED ZONING & PERMITTED USES: MIXED USE DEVELOPMENT DISTRICT - OPTIONAL (MUDD-O)<div>- OFFICE / RETAIL- RESTAURANTS- BANK WITH DRIVE-THROUGH</div></div> <div>MINIMUM SETBACK REQUIREMENT: 14 FEET FROM BACK OF CURB</div> <div>MINIMUM SIDEYARD REQUIREMENT: 0 (10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE)</div> <div>MINIMUM REAR YARDS REQUIREMENT: 0 (10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE)</div> <div>MAXIMUM BUILDING HEIGHT: 60 FEET (2 STORIES)</div>		<div>THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES & IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT & IS TO BE RETURNED UPON REQUEST.</div>	
<div>DEVELOPMENT TOTALS</div> <div>PROPOSED MAXIMUM BUILDING AREA: 17,000 SF</div>		<div>BURTON ENGINEERING ASSOCIATES<div>CIVIL ENGINEERSLAND PLANNERS</div><div>5950 Fairview Rd. - Suite 100 Charlotte, NC 28210 (704) 553-8881 • Fax (704) 553-8860</div></div>	
<div>VEHICLE / BICYCLE PARKING REQUIREMENTS:</div> <div>REQUIRED PARKING: 1 SPACE PER 150 SF OF FLOOR AREA DEVOTED TO RESTAURANT USES AND 1 SPACE PER 350 SF OF FLOOR AREA DEVOTED TO OTHER USES. * SEE PARKING NOTE TDS 1.2 IN THIS SET</div> <div>PROVIDED PARKING:</div> <div>REQUIRED HANDICAP PARKING: HANDICAP PARKING SHALL BE PROVIDED PER DETAIL #50.10A OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS</div> <div>REQUIRED LOADING SPACES: 0 (LESS THAN 50,000 GROSS SF)</div> <div>PROVIDED LOADING SPACES: 0</div> <div>REQUIRED BICYCLE PARKING: BICYCLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.</div>		<div>BURTON ENGINEERING ASSOCIATES<div>CIVIL ENGINEERSLAND PLANNERS</div><div>5950 Fairview Rd. - Suite 100 Charlotte, NC 28210 (704) 553-8881 • Fax (704) 553-8860</div></div>	
<div>ADJACENT OWNERS</div> <div>① #171-25-215 HOUSING AUTHORITY CITY OF CHARLOTTE P.O. BOX 36795 CHARLOTTE, NC 28202 EXISTING ZONING: R-43MF EXISTING USE: MULTI-FAMILY</div> <div>② #171-25-213 CAROLINA LP CNL RETUREMENT PCI NORTH CNL CENTER AT CITY COMMONS 450 SOUTH ORANGE AVE. ORLAND, FL 32801 EXISTING ZONING: R-22MF(CD) EXISTING USE: MULTI-FAMILY</div> <div>③ #179-02-239 AND #179-02-202 FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP 3800 ARCO CORPORATE DR STE 200, CHARLOTTE, NC 28273 EXISTING ZONING: O-3(CD) EXISTING USE: OFFICE</div> <div>④ #179-01-184 6000 FAIRVIEW ASSOCIATES, LLC 6060 JA JONES DR STE 408 CHARLOTTE, NC 28287-3290 EXISTING ZONING: O-3 EXISTING USE: OFFICE</div> <div>⑤ #177-06-225 CRECENT RESOURCES LLC PIEDMONT TOWN CENTER ONE LLC 400 NORTH TRYON ST #1300 CHARLOTTE, NC 28202 EXISTING ZONING: MUDD-O EXISTING USE:</div> <div>⑥ #177-06-201 TRP PARKVIEW PROPERTY LLC AND TRP INVESTMENTS LLC 772 BURR OAK DR WESTMONT, IL 60559 EXISTING ZONING: O-1 EXISTING USE: OFFICE</div>		<div>BURTON ENGINEERING ASSOCIATES<div>CIVIL ENGINEERSLAND PLANNERS</div><div>5950 Fairview Rd. - Suite 100 Charlotte, NC 28210 (704) 553-8881 • Fax (704) 553-8860</div></div>	
<div>NOTES:</div> <div>ADJACENT PARCEL, PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: MECKLENBURG COUNTY ENGINEERING & BUILDING STANDARDS DEPARTMENT DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM</div> <div>BOUNDARY SURVEY PROVIDED BY: R.B. PHARR & ASSOCIATES, P.A., CHARLOTTE, NC DATED: JANUARY 22, 2008</div>		<div>BURTON ENGINEERING ASSOCIATES<div>CIVIL ENGINEERSLAND PLANNERS</div><div>5950 Fairview Rd. - Suite 100 Charlotte, NC 28210 (704) 553-8881 • Fax (704) 553-8860</div></div>	
<div>LEGEND</div> <div><div>↑</div><div>-----</div><div>-----</div><div>×</div><div>-----</div><div>BUILDING ORIENTATION</div><div>BUILDING ENVELOPE</div><div>PARKING ENVELOPE</div><div>TREE TO BE REMOVED</div><div>REZONING LIMITS</div></div>		<div>BURTON ENGINEERING ASSOCIATES<div>CIVIL ENGINEERSLAND PLANNERS</div><div>5950 Fairview Rd. - Suite 100 Charlotte, NC 28210 (704) 553-8881 • Fax (704) 553-8860</div></div>	
<div>VICINITY MAP - NOT TO SCALE</div> <div></div>		<div>BURTON ENGINEERING ASSOCIATES<div>CIVIL ENGINEERSLAND PLANNERS</div><div>5950 Fairview Rd. - Suite 100 Charlotte, NC 28210 (704) 553-8881 • Fax (704) 553-8860</div></div>	
<div>FOR PUBLIC HEARING PETITION NO. 2010-070</div>		<div>BURTON ENGINEERING ASSOCIATES<div>CIVIL ENGINEERSLAND PLANNERS</div><div>5950 Fairview Rd. - Suite 100 Charlotte, NC 28210 (704) 553-8881 • Fax (704) 553-8860</div></div>	

VICINITY MAP - NOT TO SCALE

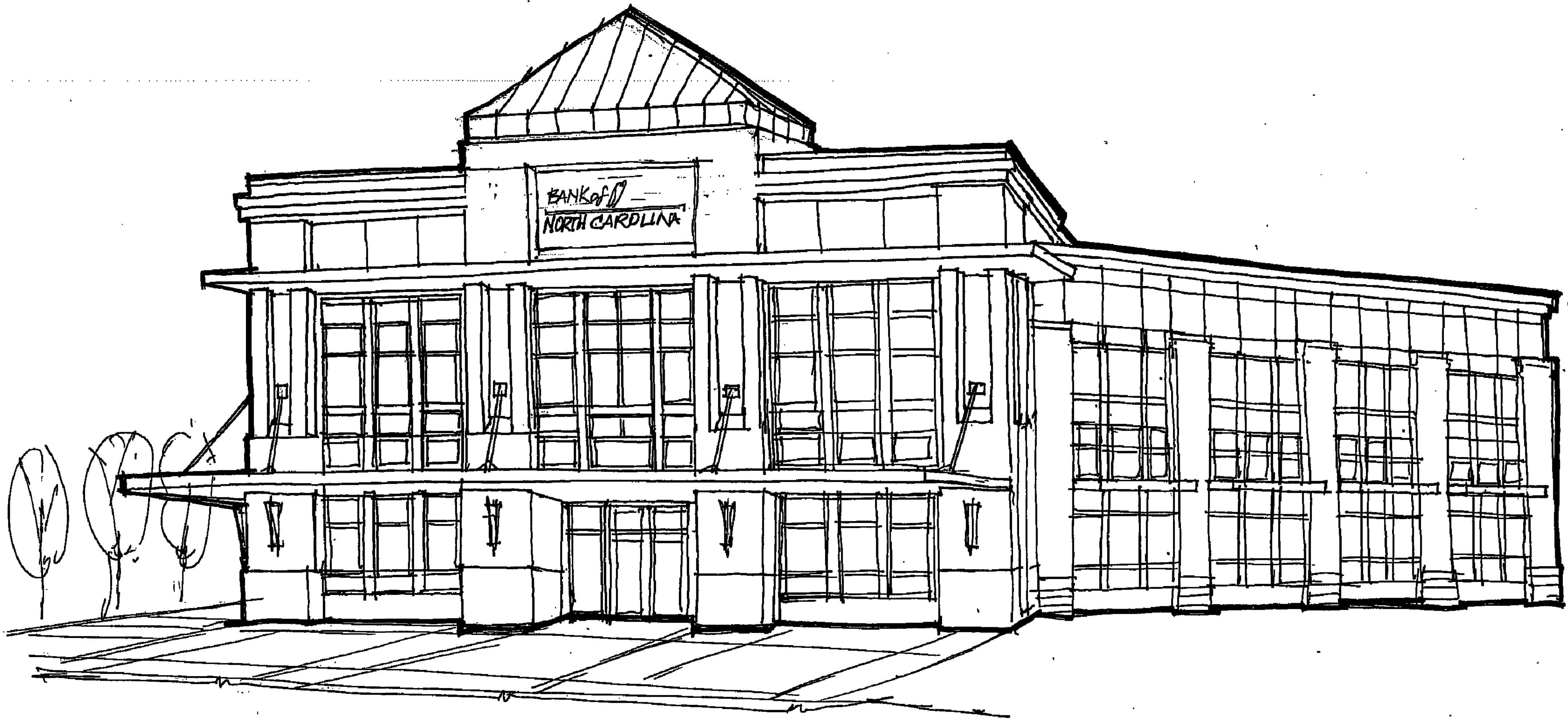


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**BURTON
ENGINEERING
ASSOCIATES**
CIVIL ENGINEERS
LAND PLANNERS

5950 Fairview Rd. - Suite 100 - Charlotte, NC 28210
(704) 553-8881 - Fax (704) 553-8860



FAIRVIEW
MIXED-USE DEVELOPMENT REZONING
FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP, CHARLOTTE, NORTH CAROLINA

BUILDING ELEVATIONS
PHASE 2
SCHEMATIC SITE PLAN 2(C)

Project	Engineer
	CTB
Drawn By	JRD
Date	08/23/10
Revisions	1 - 10/14/10 - PER REVIEW ONE

BEA Project Number
528-001

Sheet
TDS 3.1

FOR PUBLIC HEARING
PETITION NO. 2010-070